



The City of  
**WORCESTER**

Division of Planning & Regulatory Services

Division of Planning & Regulatory Services  
Michelle M. Smith, Assistant Chief Development Officer  
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[planning@worcesterma.gov](mailto:planning@worcesterma.gov)

September 26, 2023

Worcester Telegram - Legal Notices  
100 Front St., 5th Floor  
PO Box 15012  
Worcester, MA 01615-0012

ATTENTION: Legal Advertising Department

Please find enclosed Notices of Public Hearing to be published as legal advertisements on the following dates:

**ADVERTISING DATES:** September 29, & October 6, 2023

Subsequent to publication on the date requested, please forward an Affidavit of Publication and an invoice charged to **Acct. #692959 PO # 659618 (Zoning Board of Appeals)** to this office.

Sincerely,

Olivia Holden  
*Planning Analyst*

City of Worcester  
Planning & Regulatory Services Division  
455 Main Street, 4th Floor  
Worcester, MA 01608  
508-799-1400 x 31426  
[BrennerA@worcesterma.gov](mailto:BrennerA@worcesterma.gov)

Attachments - 5



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**5 Alder Street (MBL 13-018-00011)**

Robert P. and Gayla M. McNally applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-079):

**Special Permit:** To allow an extension, alteration or change of a privileged pre-existing, nonconforming structure/use (Article XVI, Section 4)

Presently on the premises is a nonconforming single-family detached dwelling. The property is located in an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to expand the nonconforming front porch and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 16, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956 (Access Code: 2630 362 4924)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Worcester Zoning Board of Appeals** c/o Division of Planning & Regulatory Services  
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**ADVERTISING DATES:** September 29 & October 6, 2023



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**44 Grafton Street & 102 Temple Street (MBL 04-016-11+16 & -00015)**

102 Temple Street, LLC applied to the Zoning Board seeking an extension of time for the following relief previously approved by the Board on September 12, 2022 (ZB-2023-080):

**Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

**Variance:** For relief from the minimum off-street parking requirements in an BG-3.0 Zone (Article IX, Section 7, Table 9.1)

Presently on the premises is a ±6,672 SF vacant commercial building (formerly Fairway Beef) and associated site improvements including 17 surface parking spaces. The property is located in a BG-3.0 (Business, General) zoning district and within the CCOD-C (Commercial Corridors Overlay - Canal District Subarea), USOD (Union Station View Corridor Sign Overlay District) and DSOD (Downtown/Blackstone Canal Sign Overlay District) overlay districts. The petitioner seeks an extension of time for previously approved relief to demolish the existing improvements and construct a ±90,000SF, ±9-story mixed use structure with ±105 dwelling units, ±1,000SF ground floor commercial space and associated garage parking (±72 spaces) and conduct related site improvements..

A public hearing on the application will be held on **Monday, October 16, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956 (Access Code: 2630 362 4924)**.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**9 & 11 Pocasset Avenue (MBL 36-025-31+32)**

Nicholas R. Consolmagno applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-083):

**Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, nonconforming nonconforming structure/use (Article XVI, Section 4).

Presently on the premises is a nonconforming two-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to divide the property into two lots along the existing party wall, converting the structure to a single-family semi-detached use, to allow separate ownership of units.

A public hearing on the application will be held on **Monday, October 16, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956 (Access Code: 2630 362 4924)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**103 Alvarado Avenue (17-020-38+40)**

Rodrigo M. Salgado applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-084):

- Special Permit:** To allow the extension, alteration or change of a privileged pre-existing, Nonconforming nonconforming structure (Article XVI, Section 4)
- Special Permit:** To allow a multifamily low-rise dwelling in an RL-7 zone.(Article IV, Section 2, Table 4.1)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)
- Variance:** For relief from the minimum lot area requirement for a multifamily low-rise dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises is a nonconforming two-family detached dwelling with associated site improvements. The property is located in an RL-7 (Residence, Limited) zoning district. The petitioner seeks to construct a ± 6,124 square foot addition to the existing structure in order to provide four (4) additional dwelling units, converting the structure to a multifamily dwelling with a total of six (6) dwelling units, to install a surface parking lot with ±11 parking spaces, and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 16, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956 (Access Code: 2630 362 4924)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**225 Shrewsbury Street & 68 Albany Street (MBL 16-031-00003 & -032-02+2A)**

Lundgren Equity Partners LLC applied to the Zoning Board seeking an extension of time for the following relief previously approved by the Board on October 3, 2022 (ZB-2023-082):

**Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2))

**Variance:** For relief from the maximum height dimensional requirement in an BG-3.0 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building. The property at 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts. At 225 Shrewsbury Street the applicant seeks an extension of time for previously approved relief to construct a  $\pm 204,413$  SF,  $\pm 7$ -story, multifamily high-rise structure with  $\pm 218$  dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide  $\pm 178$  spaces, and conduct associated site improvements. At 68 Albany Street the applicant seeks to demolish the existing building, construct a  $\pm 100$  space surface parking lot, and conduct associated site improvements.

A public hearing on the application will be held on **Monday, October 16, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **1-844-621-3956 (Access Code: 2630 362 4924)**.

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